

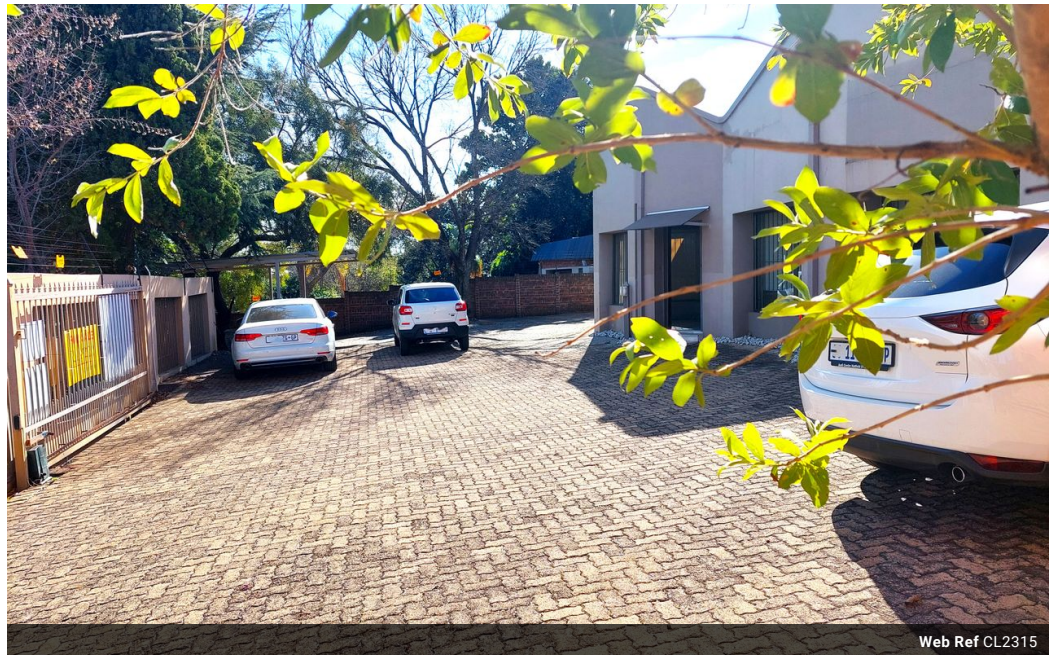


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46 13th Street  
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Web Ref CL2315



R3,600,000

Monthly Rates R9,146 Excl. VAT

14 0

Top tier commercial property (Special residential zoning in place)

Offering 350 square meters of office space, this property is zoned for special residential use and can be used for office purposes. It features a large reception area, enclosed offices, a spacious boardroom, open-plan office areas, storage areas and plenty of ablution facilities.

TWO (2) year lease agreement in place starting from 1 January 2024 (ending December 2025)

The property provides parking space for 14 vehicles under carports, plus additional secure parking space.. A stunning bonus is a solar and battery energy system, ensuring reliable power backup.

Conveniently located with easy access to R21/N1 links and Solomon Mahlangu Road, with an easy pop over to Castle Gate for lunch

VAT registered seller.

## Features

**Zoning** Commercial

**Interior**  
Air Conditioning Yes

**Exterior**  
Security Yes  
Basement Parkings 14

**Sizes**  
Floor Size 350m<sup>2</sup>  
Land Size 1,487m<sup>2</sup>